

APPENDIX 4: Legal Description

Prepared by SMMA – February, 2009

Lexington Technology Park

Lot Descriptions – February 2009

Entire Commercial District (CD) Lot

That certain parcel of land with the buildings thereon known in part as Nos. 125, 131 and 141 Spring Street (N/K/A 125 Spring Street, 300, 400 & 500 Patriot Way) in Lexington, Middlesex County, Massachusetts, shown as a parcel including Lots 1A, 1, 2, 3, 4 & 5 of 95.6 acres, more or less, on a plan entitled "Approval Not Required Plan, Spring Street in Lexington Massachusetts, Middlesex County; Prepared for Patriot Partners Lexington LLC", sheets 1 of 2, and 2 of 2, dated March 5, 2008, by BSC Group, recorded with Middlesex South District Deeds as Plan No. 194 of 2008, the parcel being bounded and described as follows:

BEGINNING at a point on the northeast line of the 1961 layout of Route 2 and on the westerly line of Spring Street, as relocated by a 1964 layout, thence RUNNING

NORTHWESTERLY by Route 2 by a curve to the right of 4850 feet of radius, 237.16 feet; thence

N 44° 14' 10" E by the 1960 layout of Route 2, 20.30 feet; thence

N 54° 14' 16" W by the 1960 layout of Route 2, 1211.86 feet to the northbound access ramp down to Route 128; thence

N 09° 39' 07" W by the ramp, 525 feet; thence

N 27° 16' 30" W by the ramp, 277 feet; thence

N 42° 24' 53" W by the ramp, 240.03 feet; thence

N 51° 28' 33" W by the ramp, 685 feet; thence

N 09° 12' 32" W by the 1960 layout of Route 128, 693.18 feet; thence

NORTHERLY by Route 128 by a curve to the right of 4850 feet of radius, 604.88 feet to Weston Street; thence

Northeasterly by Weston Street 388± feet total distance along stone walls (380± feet, Record); thence

Southeasterly by Shade Street 1061± feet total distance along stone walls (1080± feet, Record); thence

S 54° 10' 30" W by Assessor's Lot 45 by a line measuring 422.21 feet (430± feet, Record); thence

S 33° 26' 58" W	by Assessor's Lot 45 by a line measuring 140.08 feet; thence
S 35° 33' 02" E	by Assessor's Lot 45 by a line measuring 491.77 feet; thence
N 58° 24' 08" E	by Assessor's Lot 45 by a line measuring 25.99 feet; thence
S31°35'52"E	by Assessor's Lots 44C, 44B, and 43A by a line measuring 376.04 feet; thence
S52°42'52"E	by Assessor's Lots 43B, 42, 41 and 40 by a line measuring 252.17 feet; thence
S49°48'30"W	by Assessor's Lot 39A by a line measuring 51.22 feet; thence
S52°42'52"E	by Assessor's Lot 39A by a line measuring 137.26 feet; thence
S37°17'08"W	by Assessor's Lot 39A by a line measuring 24.00 feet; thence
S52°42'52"E	by Assessor's Lot 39A by a line measuring 54.00 feet; thence
N 37° 17' 08" E	by Assessors Lot 39A by a line measuring 74 feet; thence
S52°42'52"E	by Assessor's Lots 39A, 38A, 37, 36, 35, 34 and 33 by a line measuring 499.87 feet; thence
N52°04'00"E	by Assessor's Lot 32 by a line measuring 81.46 feet; thence
N50°58'10"E	by Assessor's Lot 32 by a line measuring 97.44 feet; thence
N51°20'10"E	by Assessor's Lot 32 by a line measuring 27.37 feet; thence
S52°42'52"E	by Assessor's Lots 118, 117, 116 and 115 by a line measuring 620.00 feet; thence
S09°33'02"E	by Assessor's Lot 114 by a line measuring 240.64 feet; thence
N88°26'58"E	by Assessor's Lot 114 by a line measuring 262.50 feet; thence
N07°13'20"E	by Assessor's Lot 114 by a line measuring 285.84 feet, thence
S 38° 47' 54" E	by Shade Street, 124.11 feet; thence
S 37° 28' 04" E	by Shade Street, 93.70 feet; thence
SOUTHERLY thence	by Shade and Spring Streets by a curve to the right of 73.22 feet of radius, 83.75 feet;
S 28° 03' 56" W	by Spring Street, 62.30 feet; thence
SOUTHWESTERLY	by Spring Street by a curve to the right of 889.74 feet of radius, 357.74 feet; thence

S 51° 06' 10" W by Spring Street, 139.07 feet to the northeasterly end of the 1964 location; thence

N 38° 53' 26" W by Spring Street's 1964 location, 19.99 feet; thence

S 51° 06' 34" W by Spring Street's 1964 location, 412.44 feet; thence

S 31° 11' 19" W by Spring Street's 1964 location, 158.28 feet; thence

SOUTHWESTERLY

And SOUTHERLY by Spring Street's 1964 location by a curve to the left of 1035 feet of radius, 287.24 feet; and thence

S 15° 17' 15" W by Spring Street's 1964 location, 139.68 feet to the point of beginning.

Lot 1A

S38°47'54"E by Shade Street by a line measuring 124.11 feet; thence

S37°28'04"E by Shade Street by a line measuring 93.70 feet; thence

Southerly by a curve to the right of 83.75 feet of radius 73.22 feet forming the junction of Shade
Street and Spring Street; thence

S28°03'56"W by Spring Street by a line measuring 62.30 feet; thence

Southwesterly by a curve to the right of 78.59 feet of radius 889.74 feet by Spring Street; thence

N50°26'53"W by Lot 4 by a line measuring 139.94 feet; thence

N07°13'20"E by Assessor's Lot 114 by a line measuring 285.84 feet to the point of beginning.

Containing 0.916 acres of land, more or less.

Lot 1

Southwesterly by a curve to the right of 259.04 feet of radius 889.74 feet by Spring Street; thence
S51°06'10"W by Spring Street by a line measuring 139.07 feet; thence
N38°53'26"W by Spring Street by a line measuring 19.99 feet; thence
S51°06'34"W by Spring Street by a line measuring 275.92 feet; thence
N30°40'24"W by Lot 3 by a line measuring 453.33 feet; thence
N59°19'36"E by Lot 3 by a line measuring 408.88 feet; thence
S09°33'02"E by Lot 4 by a line measuring 86.93 feet; thence
N88°26'58"E by Lot 4 by a line measuring 272.39 feet; thence
S50°26'53"E by Lot 4 by a line measuring 134.47 feet; to the point of beginning.

Containing 5.199 acres of land, more or less.

Lot 2

Northwesterly by a curve to the right of 237.16 feet of radius 4850.00 feet by Route 2; thence
N44°14'10"E by Route 2 by a line measuring 20.30 feet; thence
N54°14'16"W by Route 2 by a line measuring 590.75 feet; thence
N47°04'55"E by Lot 3 by a line measuring 376.42 feet; thence
N02°18'25"E by Lot 3 by a line measuring 39.97 feet; thence
N47°04'55"E by Lot 3 by a line measuring 374.05 feet ; thence
S61°02'30"E by Lot 3 by a line measuring 161.44 feet ; thence
N59°19'36"E by Lot 3 by a line measuring 71.86 feet ; thence
S30°40'24"E by Lot 3 by a line measuring 456.22 feet ; thence
S51°06'34"W by Spring Street by a line measuring 116.31 feet ; thence
S31°11'19"W by Spring Street by a line measuring 158.28 feet; thence
Southwesterly by a curve to the left of 287.24 feet of radius 1035.00 feet by Spring Street; thence
S15°17'15"W by Spring Street by a line measuring 139.68 feet; to the point of beginning.

Containing 12.018 acres of land, more or less.

Lot 3

S47°04'55"W by Lot 2 by a line measuring 374.05 feet; thence
S02°18'25"W by Lot 2 by a line measuring 39.97 feet; thence
S47°04'55"W by Lot 2 by a line measuring 376.42 feet; thence
N54°14'16"W by Route 2 by a line measuring 416.02 feet; thence
N47°04'55"E by Lot 4 by a line measuring 647.68 feet; thence
S42°55'05"E by Lot 4 by a line measuring 44.56 feet; thence
N47°04'55"E by Lot 4 by a line measuring 212.34 feet; thence
N07°22'09"E by Lot 4 by a line measuring 64.92 feet; thence
N47°04'55"E by Lot 4 by a line measuring 54.16 feet; thence
S42°55'05"E by Lot 4 by a line measuring 10.72 feet; thence
N47°04'55"E by Lot 4 by a line measuring 441.20 feet; thence
S52°42'52"E by Lot 4 by a line measuring 496.56 feet; thence
S09°33'02"E by Lot 4 by a line measuring 163.18 feet; thence
S59°19'36"W by Lot 1 by a line measuring 408.88 feet; thence
S30°40'24"E by Lot 1 by a line measuring 453.33 feet; thence
S51°06'34"W by Spring Street by a line measuring 20.21 feet ; thence
N30°40'24"W by Lot 2 by a line measuring 456.22 feet; thence
S59°19'36"W by Lot 2 by a line measuring 71.86 feet; thence
N61°02'30"W by Lot 2 by a line measuring 161.44 feet; to the point of beginning.

Containing 15.034 acres of land, more or less.

Lot 4

S47°04'55"W by Lot 3 by a line measuring 212.34 feet; thence
N42°55'05"W by Lot 3 by a line measuring 44.56 feet; thence
S47°04'55"W by Lot 3 by a line measuring 647.68 feet; thence
N54°14'16"W by Route 128 by a line measuring 205.09 feet; thence
N09°39'07"W by Route 128 by a line measuring 525.00 feet; thence
N27°16'30"W by Route 128 by a line measuring 95.34 feet; thence
N62°43'30"E by Lot 5 by a line measuring 516.41 feet; thence
N68°11'50"E by Lot 5 by a line measuring 77.26 feet; thence
N37°17'08"E by Lot 5 and Assessors Lot 39A by a line measuring 275.90 feet; thence
S52°42'52"E by Assessor's Lots 39A, 38A, 37, 36, 35, 34 and 33 by a line measuring 499.87 feet;
thence
N52°04'00"E by Assessor's Lot 32 by a line measuring 81.46 feet; thence
N50°58'10"E by Assessor's Lot 32 by a line measuring 97.44 feet; thence
N51°20'10"E by Assessor's Lot 32 by a line measuring 27.37 feet; thence
S52°42'52"E by Assessor's Lots 118, 117, 116 and 115 by a line measuring 620.00 feet; thence
S09°33'02"E by Assessor's Lot 114 by a line measuring 240.64 feet; thence
N88°26'58"E by Assessor's Lot 114 by a line measuring 262.50 feet; thence
S50°26'53"E by Lot 1A by a line measuring 139.94 feet; thence
Southwesterly by a curve to the right of 20.10 feet of radius 889.74 feet by Spring Street; thence
N50°26'53"W by Lot 1 by a line measuring 134.47 feet; thence
S88°26'58"W by Lot 1 by a line measuring 272.39 feet; thence
N09°33'02"W by Lots 1 and 3 by a line measuring 250.11 feet; thence
N52°42'52"W by Lot 3 by a line measuring 496.56 feet; thence

S47°04'55"W by Lot 3 by a line measuring 441.20 feet; thence

N42°55'05"W by Lot 3 by a line measuring 10.72 feet; thence

S47°04'55"W by Lot 3 by a line measuring 54.16 feet; thence

S07°22'09"W by Lot 3 by a line measuring 64.92 feet to the point of beginning.

Containing 17.462 acres of land, more or less.

Lot 5

S54°10'30"W by Assessor's Lot 45 by a line measuring 422.21 feet (430± feet, Record); thence
S33°26'58"W by Assessor's Lot 45 by a line measuring 140.08 feet; thence
S35°33'02"E by Assessor's Lot 45 by a line measuring 491.77 feet; thence
N58°24'08"E by Assessor's Lot 45 by a line measuring 25.99 feet; thence
S31°35'52"E by Assessor's Lots 44C, 44B, and 43A by a line measuring 376.04 feet; thence
S52°42'52"E by Assessor's Lots 43B, 42, 41 and 40 by a line measuring 252.17 feet; thence
S49°48'30"W by Assessor's Lot 39A by a line measuring 51.22 feet; thence
S52°42'52"E by Assessor's Lot 39A by a line measuring 137.26 feet; thence
S37°17'08"W by Assessor's Lot 39A by a line measuring 24.00 feet; thence
S52°42'52"E by Assessor's Lot 39A by a line measuring 54.00 feet; thence
S37°17'08"W by Lot 4 by a line measuring 201.90 feet; thence
S68°11'50"W by Lot 4 by a line measuring 77.26 feet; thence
S62°43'30"W by Lot 4 by a line measuring 516.41 feet; thence
N27°16'30"W by Route 128 by a line measuring 181.66 feet; thence
N42°24'53"W by Route 128 by a line measuring 240.03 feet; thence
N51°28'33"W by Route 128 by a line measuring 685.00 feet; thence
N09°12'32"W by Route 128 by a line measuring 693.18 feet; thence
Northwesterly by a curve to the right of 604.88 feet of radius 4850.00 feet by Route 128; thence
Northeasterly by Weston Street 388± feet total distance along stone walls (380± feet, Record); thence
Southeasterly by Shade Street 1061± feet total distance along stone walls (1080± feet, Record) to the point of beginning.

Containing 44.975 acres of land, more or less.